

MASSACHUSETTS STATE EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 08-31-2007 @ 11:12am
Ct1#: 553 Doc#: 51330
Fee: \$1,521.90 Cons: \$445,000.00

QUITCLAIM DEED

We, **GARY G. NICOLOSI** and **HEATHER B. NICOLOSI**, of 1216 Hillsborough Lane, Victoria, BC V9B 6T4 Canada

In consideration of **FOUR HUNDRED FORTY-FIVE THOUSAND and 00/100 (\$445,000.00) DOLLARS PAID**

Grant to **PETER ROQUE** and **MICHELLE M. ROQUE**, husband and wife, Tenants by the Entirety, of 10 Windsor Place, Mansfield, MA 02048

With **QUITCLAIM COVENANTS**

The unit (the "Unit") known as **UNIT 0-5 of Sea Pines Condominiums IV**, Sea Pines Drive, Brewster, Barnstable County, Massachusetts, a condominium established pursuant to Massachusetts General Laws, Chapter 183A by Master Deed dated June 5, 1978 and recorded on June 7, 1978 with Barnstable County Registry of Deeds in Book 2721, Page 293, as amended ("Master Deed"), which Unit is shown on the floor plans filed simultaneously with said Master Deed at the Barnstable County Registry of Deeds and on the copy of the portion of said plans attached to a prior deed to which is affixed the verified statement of a registered architect in the form required by Section 9 of said Chapter 183A. Unit 0-5 was created by the Fifth Amendment to Master Deed in Book 3010, Page 329, Plan Book 337, Page 94.

Said Unit is conveyed together with:

1. An undivided percentage interest in the common areas and facilities of the property described in said Master Deed (the "Common Elements") attributable to the Unit as that undivided interest has changed or may change upon amendment to said Master Deed pursuant to Article 12 and Schedule A.
2. An exclusive right to use the parking space adjacent to the Unit (space 0-5) as shown on plans filed with the Master Deed and the right to use one additional unassigned parking space on the property.
3. An exclusive right to use the patio to which there is direct access from the Unit.

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4. An easement for the continuance of all encroachments by the Unit or any adjoining units or Common Elements existing as a result of construction of the building in which the Unit is located, or which may come into existence hereafter as a result of settling or shifting of the building, or as a result of repair or restoration of the building or of the Unit, after damage or destruction by fire or other casualty, or after taking in condemnation of eminent domain proceedings or by reason of an alteration or repair to the Common Elements made by or with the consent of the Board of Managers.
5. An easement in common with the owners of other Units to use any pipes, wires, ducts, flues, cables, conduits, public utility lines and other Common Elements located in any of the other units or elsewhere in the property, and serving the Unit.

Said Unit is conveyed subject to:

1. All easements, restrictions and encumbrances set forth in the Master Deed.
2. Easements in favor of adjoining units and in favor of the Common Elements for the continuance of all encroachments of such adjoining units or Common Elements on the Unit, now existing as a result of the construction of the building, or which may come into existence hereafter as a result of settling or shifting of any building, or as a result of repair or restoration of the building or any adjoining unit or of the Common Elements after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the Common Elements made by or with the consent of the Board of Managers.
3. All easements in favor of the other Unit Owners to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other Common Elements located in the Unit or elsewhere on the property and serving such other units.

4. Exclusive rights in favor of the owner of any Unit to use designated parking spaces.
5. Exclusive rights in favor of the owner of any Unit having sole access to a patio, balcony, attic or storage space directly from the interior of such Unit to use such space.
6. The provisions of the Master Deed, By-Laws, Land Plan and floor plans of the Condominium recorded simultaneously with and as a part of the Master Deed, as the same may be amended from time to time by instrument recorded in the Barnstable County Registry of Deeds, which provisions, together with any amendments thereto, shall constitute covenants running with the land and shall bind any person having at any time interest or estate in the Unit, his family, servants, lessees and visitors, as though such provisions were recited and stipulated at length herein.

The Unit is intended only for residential purposes. No use may be made of the Unit except as a residence for the owner thereof or his permitted lessees and members of their immediate families.

For Grantors' title see deed dated October 7, 2005, which is recorded with the Barnstable County Registry of Deeds in Book 20366 Page 228.

PROPERTY LOCATION: 15 Overlook Lane, Unit 0-5, Brewster, MA 02631

Executed As A Sealed Instrument

Gary G Nicolosi

Bk 22305 Pg 35 #51330

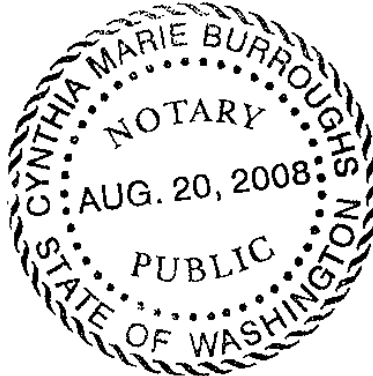
GARY G. NICOLOSI

Heather B. Nicolosi
HEATHER B. NICOLOSI

WHATCOM COUNTY STATE OF WASHINGTON AUGUST 29, 2007

On this day of August, 2007, before me, the undersigned Notary Public, appeared **GARY G. NICOLOSI** and **HEATHER B. NICOLOSI** who produced satisfactory identification US Passports, proving to be the persons whose names are signed on this document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Cynthia Marie Burroughs
Notary Public
State of Washington
Whatcom County



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